

Prominent Retail Unit
Approx. 98.31 sq m (1,058 sq ft)

**AITCHISON
RAFFETY**



45 The Quadrant, Mashalswick, St Albans AL4 9RB

To Let

- Large open plan retail area
- Prominent trading position
- Currently used as a bakery
- High quality fit out
- Front sales area and rear food prep area
- Staff and customer WC facilities
- Excellent customer parking to the front



RICS



INVESTORS IN PEOPLE



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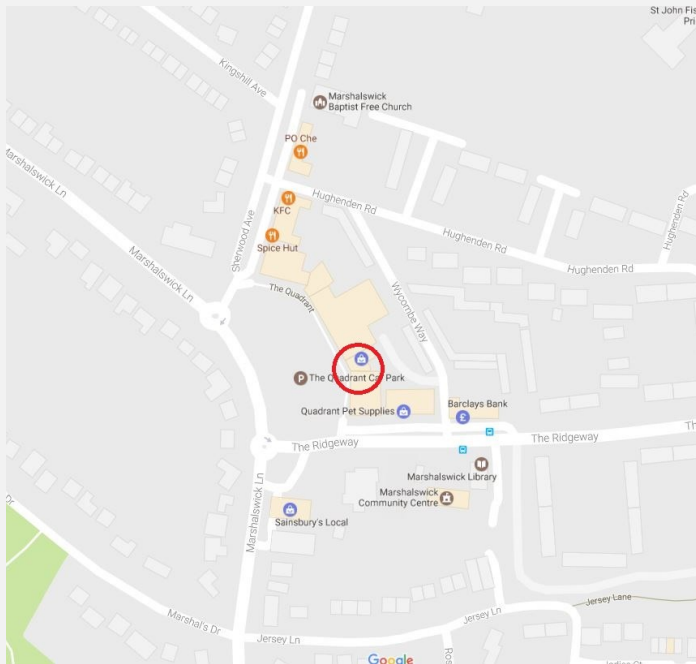
45 The Quadrant
Marshalswick
St Albans
Herts
AL4 9RB

Description

The subject premises comprise mid terraced self-contained retail unit currently trading as a bakery and coffee shop. There is a front seating/sales area with a rear food preparation area together with customer and staff WCs. The unit has been fitted out to a very high standard and fixtures could be included by arrangement. The property benefits from a public car park directly to the front with a service road/area to the rear allowing deliveries etc.

Location

The premises are located within a busy parade of retail units on Marshalswick Lane approximately 1.5 miles to the north east of St Albans City centre. The parade predominantly serves the local population but unlike many other neighbourhood retail centres has remained popular with almost 100% occupancy rates due to the excellent car parking provision in the local vicinity and the affluent nature of the area.



Floor Area

The approximate net internal floor area:

Retail Area	1,058 sq ft	98.31 sq m
Total	1,058 sq ft	98.31 sq m

Price / Rent

To rent at £38,000 per annum exclusive

Terms

The premises are available by way of new FRI lease, terms to be negotiated.

Business Rates

From enquiries with the Local Authority we are advised that the rateable value is £27,000 with rates payable of £13,176 pa.

Energy Performance Rating

Awaited

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All prices quoted will be subject to VAT.

Viewings

Strictly by appointment via the sole agents.

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